

## A REMINDER OF THE POLICIES

### NP1: Support appropriate new build homes

1. Development proposals for single dwellings, that can be demonstrated to satisfy the principles of sustainable development set out in the Framework, will be supported on sites within and well integrated with the groups of continuous buildings forming settlements at Hazelwood Hill, Firestone, Hob Hill, Nether Lane, Shottlegate, Over Lane, as existing on the date the Neighbourhood Plan is made, subject to the following criteria:
  - b. proposals must conserve and enhance the rural character of the built environment and respect the high quality landscape in the vicinity; and
  - c. applicants are required to demonstrate that the visual impact of the development proposals has been minimised by producing designs that accord with the Village Design Statement so that development is not harmful to the intrinsic local character of the proposed location; and
  - d. that the scheme accords with the Landscape Character Assessment (App. B); and
  - e. proposals must be in accordance with district and national policies that protect areas of Special Landscape Value and Green Belt and World Heritage Site Buffer Zone that lie within the Parish.

Development proposals for more than one dwelling will be supported where, in addition to the sustainability and locational requirements and criteria stated in part 1 of this policy being met, it can also be demonstrated that it is necessary to meet the exceptional and demonstrable local housing needs of residents within the Parish.

### NP2: Design principles for development

To be supported, development proposals must demonstrate how they reflect, preserve, and enhance the locally distinctive design attributes and characteristics of the Parish detailed in the Village Design Statement, and in respect of new homes or extensions, the Housing Character Survey. In particular, the retention and reinstatement of existing key features such as mellow bricks, stone, slate roofs, and hedgerows will be strongly supported

### NP3: Housing mix for new development

Proposals for new homes will only be supported if they include a maximum of 3 bedrooms, unless the latest assessment of housing need in the Parish demonstrates such homes are no longer required. Otherwise proposals for new homes with more than 3 bedrooms will only exceptionally be supported to meet particular housing needs of local residents for example, to enable their caring for dependent or elderly relatives, or to cater for a large family.

### NP4: The conversion of redundant farm buildings

1. The conversion of redundant farm buildings to residential uses will be supported where the proposal;
  - a. is of a scale that is sympathetic to the surrounding rural landscape and
  - b. will not adversely affect the tranquillity and rural character of the road network and
  - c. will not have a detrimental impact on the amenities of neighbouring residents and
  - d. is in keeping with the distinctive character of adjoining buildings and the wider landscape setting and
  - e. would not require substantial extension of the building involved and
  - f. does not create any dwelling with more than 3 bedrooms.
2. Proposals must demonstrate how they are in accordance with the key principles in the Village Design Statement, where applicable.

### NP5: Maintaining and enhancing the Parish's biodiversity

1. Development should seek to conserve or enhance the biodiversity value of the Plan area.

Development proposals must include native hedgerows on site boundaries unless the biodiversity benefits of an alternative boundary treatment can be demonstrated.

Please turn over for Policies NP6-10

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## **NP6: Protection of landscape character across the Plan area**

Development in Hazelwood Parish will be supported, providing it:

- a. does not represent a significant visual intrusion into the landscape setting. The view corridors that are visible from locations that are freely accessible to the general public highlighted in Map 7 and Appendix D are particularly sensitive in these respects and
- b. does not demonstrably diminish the setting of the built environment and its relationship with the landscape and
- c. conforms to the principles of the Village Design Statement.

## **NP7: Use of buildings for employment purposes**

1. The re-use or redevelopment of farm buildings and rural buildings outside the settlements for employment uses (A1 shops, A2 financial services, A3 cafés, A4 public houses, B1 business) will be supported where it can be demonstrated that:
  - a. it is of a scale that is sympathetic to the surrounding rural landscape, conforms with the Village Design Statement and
  - b. it will not adversely affect the tranquillity and rural character of the road network and
  - c. it will be compatible with existing agriculture activities and
  - d. it will not have a detrimental impact on the amenities of neighbouring residents and
  - e. it is in keeping with the distinctive character of adjoining buildings and their wider setting and
  - f. the buildings concerned would not require substantial extension or demolition.

## **NP8: Supporting the expansion or creation of local businesses**

1. The expansion and creation of new businesses on land already in employment use will be supported where;
  - a. the scale and nature of the proposal is in keeping with the rural setting and
  - b. the proposal would not adversely affect the tranquillity and rural character of the local road network and
  - c. the proposal would not cause significantly harmful impacts on the amenities of neighbouring residents and other users.
2. Expansion of the existing business facilities at The Knowle will be supported where development is in accordance with the Village Design Statement.

## **NP9: Improving the provision of broadband**

1. Proposals that provide access to superfast broadband to serve properties and business developments in the Parish will be supported
2. New development, where viable and practicable should provide the necessary means for residents to access the superfast broadband network when it becomes available.

## **NP10: Enhancing the provision of community facilities**

1. In order to promote a thriving Parish for all ages, the redevelopment of the Hazelwood Memorial Hall, the playing fields, including the tennis court, children's play area, bowling green, pavilion and car parks on Over Lane, for non-community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location.
2. Proposals to improve or extend the community facilities within the Parish will be supported where;
  - a. the proposals would not have significant harmful impacts on the amenities of surrounding residents and other activities.
  - b. the proposals would not have significant harmful impacts on the surrounding local environment.
  - c. the proposals would not have unacceptable impacts on the local road network.
  - d. the proposals would provide appropriate car parking facilities.